

## ***DISTRICT III ADVISORY BOARD***

### **MINUTES**

Tuesday, October 2, 2001

7:00 p.m.

Colvin Neighborhood City Hall, 2820 S. Roosevelt

#### **Members Present**

Bill Ward  
John Kemp  
Phil Bloomquist  
Jim Gulick  
Judy Dillard  
Phyllis Hall  
Gene Fuhr  
Lois Ann Newman

#### **Members Absent**

Brent Turnipseed  
Matt Foley

### **ORDER OF BUSINESS**

#### **Call to Order**

**Council Member Lambke** called the meeting to order at 7:00 p.m.

#### **Approval of Minutes**

The minutes of the September 4, 2001 meeting were unanimously approved, Kemp(Bloomquist).

**Action: Approved by vote of 6-0.**

#### **Public Agenda Off-agenda Items**

1. **Jeff Farney** with the Wichita Satellite office of the Topeka Independent Living Resource Center introduced himself. He stated he had been touring all of the new Neighborhood City Hall offices for ADA compliance. He determined the van accessible handicap parking was lacking at this office along with adaptive software for the visually handicapped on at least one of our publicly accessible computers. He requested that in the future the city consult with the disabled commission when planning.

**Recommended Action: Receive and file the information.**

## **Public Works Agenda**

2. **Jim Armour**, Design Engineer with the city along with **Mike Lindebak**, City Engineer and **Tom Ruggles** with Savoy, Ruggles and Bohm P.A, reviewed four project options proposing safety and traffic capacity improvements for Harry Street from I-35 to George Washington Boulevard. **Mike Lindebak**, responded to inquiries from both DAB members and business owners from the south side of Harry who were in attendance.

The four options included increasing the number of lanes from 4 to 5 with a center turning lane, elimination of street side parking bays and a possible median. The public comments were primarily from the business owners on the south side of Harry and their concerns related to Plan 1 right of way acquisitions on the south side of the street and objections to Plan 4 proposed median. They felt both aspects of those plans might have a detrimental effect on their businesses.

DAB Board member **Phil Bloomquist**, representing the Mead Neighborhood Association reported they favored Plan 3. Other DAB members asked questions about the cost differences of the various plans and endorsed the removal of parking bays on north side of the street as proposed in Plan 3.

**Ward (Hall)** moved to recommend approval of a hybrid plan based on Option 2 with the inclusion of the removal of parking bays on the north side of the street replaced by parking lots constructed within the green space between the apartments as outlined in Option 3. The motion passed 5-1.

## **Staff Reports**

3. **Paul Gunzelman**, Traffic Engineer reported the findings from traffic counts conducted at Pawnee and Cheyenne in September, 1999 and September, 2000. He reports little variation in traffic from one year to the next. He also indicated that the numbers of cars counted and the number of accidents reported at the intersection did not meet the required warrants for installation of a traffic signal. Board member **Kemp** stated his neighborhood association was concerned because two accidents at that corner involved school busses. He requested investigation into the possibility of a cross walk as there is a heavy traffic from Cessna there at times and it makes it difficult for traffic to get out on Pawnee. Board member Kemp stated there was a private Christian school in the church at that corner. Paul asked how many students attended and agreed to look into possibility of a cross walk and will let us know.

**Bloomquist (Hall)** moved we accept the determination on warrants and investigate the possibility of a crosswalk. **Paul Gunzelman** agreed to come back at the next DAB meeting with further information.

4. **Toni Fairbanks**, Planner with MAPC provided DAB members with an overview of the proposed amendments to the Wichita-Sedgwick County Comprehensive Plan. The two categories of proposed amendments involve proposed Plan policy text changes and the second category consists of changes to the Wichita Land Use Guide and the Sedgwick County Development Map. The planning department is seeking input from the DAB tonight. The

Metropolitan Area Planning Commission will hold a formal public hearing in mid October. At that time input from all of the DAB's will be considered along with public input as their final recommendation is made to the governing bodies. .

**Phil Bloomquist (unknown) moved that we accept the proposed planning updates. Board passed it unanimously.**

**5. Kurt Schroeder**, Superintendent of Office of Central Inspection made a presentation regarding his department's recommendation for the adoption of the Year 2000 International Building Code (IBC). Prior to this year the city utilized the Uniform Building Code, one of three different models available nationwide. The Year 2000 International Building Code represents a single model building code developed jointly by the three national model building code groups. The Board of Code Standards and Appeals has reviewed the codes and the proposed changes extensively during the past year culminating in a public hearing conducted in February 2001. OCI staff proposed adopting ordinances and they have been reviewed by the City's Law Department. The Year 2000 International Building Code is ready to be presented to the City Council for formal adoption. DAB input is being sought at this time.

**Gulick** asked if a citizen can find out the reason for a change in the building code and **Schroeder** responded that would be available information and that most changes are made in response to a problem. When a change is proposed and made it is usually a 2-3 year process and the explanation is provided along the way. He further stated that the new codes have an accompanying manual that includes explanations for the proposed changes. **Dillard** asked and was reassured that wind mitigation requirements were incorporated into the residential building codes. In addition there is a provision for a special certificate available for houses voluntarily built to higher standards. Kurt cited Wilson Estates as an example of a growing trend of builders incorporating concrete safe rooms into the houses they build.

**Lonnie Wright** of 2320 Alameda is a building contractor. He feels that the Year 2000 International Building Code should not be adopted at this time. Instead they City should wait until next year and consider it against the developing National Fire Protection Association code. Lonnie feels the International Code is not entirely compatible with trade groups and they will have their own code book next year which should be considered compared to the International Building Code 2000.

**Nancy McNabb**, Regional Manager for National Fire Protection Association building code spoke. She also requests a delay in the adoption of the International Building Code while the NFPA code is formed through a consensus building process. She feels just having one choice for building codes is not enough in America. She says the NFPA code will be available in 2002 and she asks that Wichita delay granting approval of the Year 2000 International Building Code until the two can be considered together. Other members of trade associations were in the audience and spoke supporting the delay also.

Board member **Ward (Kemp)** moved that we delay adoption of the Year 2000 International Building Code until the National Fire Protection Association code is available for comparison. The motion passed unanimously.

Discussion of this matter continued when **Dillard** made statement that building codes approve materials that don't withstand the elements of various climates. **Schroeder** responded that testing agencies are to conduct tests in a variety of settings and climates. **Bloomquist** asked why the rush for adoption and **Schroeder** replied the process of adoption for the IBC has been in process for 1 ½ years already and the NFPA code won't be ready for review and comparison until late 2002. He continued that the IBC has had a lot of support from architects, builders etc. He states it offers more options to achieve the same goals but it offer additional flexibility to accomplish them. Wesley would like to be able to utilize the new building code when they builds their next project and they're waiting on approval of the new building code at this time.

### **Board Agenda**

DAB board member **Ward** announced that he handed out *Informational Guide for City of Wichita Rezoning Process*. This was developed by his neighborhood association, Meadowlark Association of Neighbors and has been helpful as they have dealt with various rezoning issues.

### **Recommended Action: Receive and File**

**Gene Fuhr** reported he had received a letter from Paul Weigand indicating that he was still seeking a change in rezoning of his property at the corner of Wassal and Hydraulic. It was the board's opinion that in the past the timing of some planning proposals has left a lot to be desired, especially when the DAB Board meeting is held after the MAPC meeting. Staff reminded board members that a second DAB meeting could be scheduled in those special circumstances. Board agreed that might be necessary. Staff also assured board members that she would be especially vigilant and alert appropriate neighborhood associations regarding planning matters.

### **Recommended Action: Receive and File**

**John Kemp** reported on the field trip he organized for DAB members Gene Fuhr, Judy Dillard, Jim Gulick and Bill Ward to Cornejo & Sons construction and demolition landfill near K-15 and 31<sup>st</sup> St. S on Saturday, September 22, 2001. Members toured the facility and Kemp said it was a pretty decent visit. He also stated that Marty Cornejo was going to attend the K-15 Association meeting coming up. Improvements have been made to the landfill in the past two months and while the berm is higher there is no temporary fence as required. Kemp would also like to see the road the trucks drive on paved or at least watered down every 30 minutes as there is an extreme dust problem as a result. Recently it was quite windy and the dust from the landfill was so bad it obscured the neighbor's house down the block from Kemp. He called Cornejo that day and they watered the road and it diminished the dust a lot. The dust is the main complaint.

Cornejo's rock crushing activity was discussed however, their permit for those activities was not obtained through the City of Wichita, rather it was transferred here to them by the State of Kansas from an operation in Salina. **Phil** said Cornejo and Sons had been tested before and they were never found to be out of compliance on environmental standards. **Kemp** states they do dump at this location after 6 PM which violates their condition use permit. However the good news is that Cornejo & Sons are committed to working with DAB III.

### **Recommended Action: Receive and File**

**Staff** proposed DAB III change it's night to meet from Tuesday night to any other night. When the city and school embarked on this joint endeavor of collocation at Colvin back in 1976, Tuesday night was the only night the school requested Room 116 & 117 be reserved for school activities, somehow this information was overlooked when the DAB III meetings were established for Tuesday nights. This year with the school's overcrowding by students, it makes it very difficult for the school to utilized the library as they have the past. **Gulick (Fuhr)** moved the DAB meeting night be moved to the 1<sup>st</sup> Wednesday of the month. The motion passed 7 to 1.

The next DAB III meeting will be held on Wednesday, November 7, the alternate meeting night if needed would be the third Wednesday night of the month,.

**Bloomquist (Hall)** moved the meeting be adjourned at 9:35 PM.